



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 18, 2014

Charles Siroonian
Ecology Auto Parts, Inc.
14150 Vine Place
Cerritos, CA 90703

**REGARDING: PROJECT NO. 96189-(5)
NONCONFORMING REVIEW NO. 201100001
43927 N 90TH STREET EAST (APN 3376-031-022)**

Hearing Officer Gina Natoli, by her action of **November 18, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 2, 2014**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions on the following page. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Thuy Hua of the Zoning Permits North Section at (213) 974-6443, or by email at thua@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

A handwritten signature in blue ink, appearing to read "Paul McCarthy", is written over the typed name and title.

Paul McCarthy, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement

PMC:TH

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 96189-(5)
NONCONFORMING REVIEW NO. 201100001**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 201100001 ("NCR") on November 18, 2014.
2. The permittee, Ecology Auto Parts, Inc. ("permittee"), requests the NCR to authorize the continued operation and maintenance of an automobile dismantling yard ("Project") on a property located at 43927 N. 90th Street East in the unincorporated community of Hi Vista ("Project Site") in the A-1-1 (Light Agricultural – 1 Acre Minimum Area) Zone pursuant to Part 10 of Chapter 22.56 of the Los Angeles County Code ("County Code").
3. The Project Site is 10 gross acres in size and consists of one parcel on the northwest corner of East Avenue J-10 and 90th Street East. The Project Site is square in shape with flat topography. The Project Site is developed with an automobile dismantling yard consisting of a one-story office, garage, covered patio, guard post, entry gate, car crusher, oil drainage area, shade structure, and an open, unpaved yard used to store wrecked and partially dismantled vehicles.
4. The Project Site is located in the Antelope Valley East Zoned District and is currently zoned A-1-1 (Light Agricultural – 1 Acre Minimum Area).
5. The Project Site is located within the N1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

North: A-1-1
South: A-1-1
East: Within the City of Lancaster
West: A-1-1
7. Surrounding land uses within a 500-foot radius include:

North: Single-family residence, vacant land
South: Single-family residences
East: Farm
West: Vacant land
8. The Project Site was constructed in 1955 as an automobile dismantling yard. Ordinance No. 7039, adopted June 29, 1954, zoned the property M-3 (Unclassified). Ordinance No. 7450, adopted December 16, 1958, changed the zone to A-1-2. Ordinance No. 7490, adopted March 17, 1959, changed the zone again to A-1-1. Records indicate that the automobile dismantling yard was established in 1955 as a legal use when the property was zoned M-3. Nonconforming Review No. 188 was

issued for this property on February 24, 1982. Nonconforming Review No. 96189 approved the continuation of the use for an additional 15 years on February 18, 1997.

9. The site plan depicts an open, unpaved yard used to store wrecked and partially dismantled vehicles. A one-story office, garage, covered patio, guard post, and entry gate are located on the eastern side of the property. A car crusher, oil drainage area, and shade structure are located on the southern side of the property. The remainder of the area is used for the storage of wrecked and partially dismantled vehicles lined in rows. Two 25' x 135' septic system expansion areas are identified in the southeastern quarter of the property. Parking is provided in a paved lot lining the eastern side of the property outside the perimeter of the enclosed fenced/walled area. A 6'-8" high corrugated metal fence topped with a 3'-0" high electric fence lines the northern, western, and southern boundaries of the property. A 10'-0" high block wall topped with an electric fence lines the eastern boundary of the property.
10. The County Fire Department ("Fire") recommends approval of this Project contingent upon the Project complying with all existing Fire codes and ordinances including Chapter 50 of the County of Los Angeles Fire Code (Title 32), Chapter 50 – Automobile Wrecking Yards. The County Department of Public Works ("Public Works") recommends approval of this Project. The County Department of Public Health ("Public Health") recommends approval of the Project.
11. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County because the Project involves the continued operation of an automobile dismantling yard with negligible or no expansion of use beyond that which was previously existing.
12. No correspondence was received from the public regarding the Project.
13. On November 18, 2014, Hearing Officer Gina Natoli heard the subject case. Staff presented the facts of the case and recommended approval. The applicant's representative, Mark Raab, testified in favor of the project. The Hearing Officer modified the conditions by adding the requirement for the applicant to comply with Part 9 of Chapter 22.44 (Rural Outdoor Lighting District) and Part 10 of Chapter 22.52 (Signs) of the County Code. The Hearing Officer closed the public hearing and approved the request.
14. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Antelope Valley Areawide General Plan. The continued operation of the automobile dismantling yard at the subject location will help to maintain and conserve the sound existing development on the site which is a policy listed in the General Plan. The Antelope Valley Areawide General Plan also

recognizes the need for such use to encourage maintenance, conservation, and rehabilitation to prevent community deterioration. Additionally, the automobile dismantling yard diversifies employment opportunities and can attract other industries in need of the materials provided by this use to the area.

15. The Hearing Officer finds that the Project is located in a zone that does not permit automobile dismantling yards but that the use was established in 1955 when the zoning of the property allowed for such use. The zoning of the Project Site changed in 1958, creating a legal nonconforming use. Continued operation and maintenance of the Project is only possible with the approval of a nonconforming review permit. The existing automobile dismantling yard is in compliance with all conditions required under previously approved NCR 96189.
16. The Hearing Officer finds that the Board of Supervisors made a motion with intent to approve the Antelope Valley Area Plan update on November 12, 2014. As a part of the Antelope Valley Area Plan update, the zoning of the Project Site would change to M-2 (Heavy Manufacturing). The M-2 zone will allow the automobile dismantling yard subject to the approval of a conditional use permit. The approval of a nonconforming review will allow for the use to continue until such time when the zone change is adopted by the Board of Supervisors.
17. The Hearing Officer finds that the Project has been in operation for almost 60 years with no recorded concerns from neighboring properties. While there was one Notice of Violation issued during the last permit term, the issue was related to compliance with the parking layout and the property owner was responsive in abating the violation. Therefore, the Project does not now, and will not during the extension period requested, adversely affect the health, peace, or welfare of persons residing or working in the surrounding area.
18. The Hearing Officer finds that the Project is located in an area that is sparsely developed. The Project is well maintained and contained within the existing fence. There have been no complaints from neighbors or concerns prior to the public hearing regarding the continuation of the use. Therefore, the Project does not now, and will not during the extension period requested, be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.
19. The Hearing Officer finds that the Project has been in existence at the current location for almost 60 years and poses no threat to the community. No major development plans are slated for the community and the area is not expected to substantially change in density or character in the forthcoming grant period. Therefore the Project does not now, and will not during the extension period requested, jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.
20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the nonconforming review grant term to fifteen (15) years.

21. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Lancaster Library. On October 6, 2014, a total of 35 Notices of Public Hearing were mailed to all property owners as identified in the County Assessor's records within a 1,000-foot radius from the Project Site, as well as 16 notices to those on the courtesy mailing list for the Antelope Valley East Zoned District and to any additional interested parties.
22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Such use, building or structure does not now and will not during the extension period requested:
- i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area.
 - ii. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.
 - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Nonconforming Review No. 201100001, subject to the attached conditions.

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11/18/14

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 96189-(5)
NONCONFORMING REVIEW NO. 201100001**

PROJECT DESCRIPTION

The project is a request to authorize the continued operation and maintenance of a nonconforming automobile dismantling yard, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 18, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Nonconforming Review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty- (30-) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the automobile dismantling yard and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Health to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **January 19, 2015**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. The permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain all areas of the premises over which the permittee has control free of litter and debris.
21. The permittee shall comply with Section 22.52.370 of the County Code with the exception of the landscaping requirement.
22. No expansion of the automobile dismantling yard is permitted.
23. A minimum of twenty-five parking spaces shall be maintained on site for customers and staff. All parking spaces shall be accessible for customer and employee parking and shall not be used for the storage of scrap metal or inoperable vehicles. All parking spaces shall be accessible and permanently maintained with paving and striping.
24. No wrecked or inoperative vehicles shall be placed on public streets or in the area of the site open to view along 90th Street East and the adjoining properties.
25. The permittee shall not be allowed to store salvage materials or vehicles high enough so as to be visible over the solid walls along the frontages or neighboring properties.
26. The permittee shall maintain the metal fence and block wall enclosing the automobile dismantling yard in a neat and orderly condition at all times subject to Section 22.52.370.B of the County Code.

27. The permittee shall comply with all existing codes and ordinances, including Chapter 50 of the County of Los Angeles Fire Code (Title 32), Chapter 50 – Automobile Wrecking Yards.
28. If the zone of the subject parcel changes to a zone that allows automobile dismantling yards through a conditional use permit during the grant term of this nonconforming review approval, then the conditions of this permit shall remain in effect and serve as the conditional use permit conditions of approval until the expiration of this grant term. Upon the expiration of this grant term, a conditional use permit would be required to continue the use under the current zone at that time.
29. The permittee shall comply with Part 9 (Rural Outdoor Lighting District) of Chapter 22.44 of the County Code.
30. The permittee shall comply with Part 10 (Signs) of Chapter 22.52 of the County Code.

11/18/14

centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which alcoholic beverage advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection; and

J. Advertising Adult Telephone Messages Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for live or recorded telephone messages containing any harmful matter, as defined in Section 313 of the Penal Code, on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.
2. This subsection J shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.
3. The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.
4. "School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.
5. "Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.
6. "Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.
7. "Youth center" means any designated indoor public, private or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial or other educational assistance or enrichment, music, art, dance and other recreational or cultural activities, physical fitness activities and sports programs.
8. "Church" means a development maintained and used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith.
9. "Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

10. This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational

centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which adult telephone messages advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection.

(Ord. 2004-0030 §§ 18—20, 2004; Ord. 2004-0016 § 4, 2004; Ord. 98-0025 § 1, 1998; Ord. 98-0024 § 1, 1998; Ord. 98-0023 § 1, 1998; Ord. 1494 Ch. 7 Art. 7 § 707.6, 1927.)

* Editor's note: Ords. 98-0023—98-0025, which enacted subsections H—J of Section 22.52.840, are operative on January 10, 1999.

22.52.850 Portable outdoor advertising signs—Conditions.

- A. Portable outdoor advertising signs may be placed and maintained in conformance with the provisions of Section 22.52.840 as well as the following additional conditions of use:
 - 1. That such signs shall be placed in compliance with the provisions of this Part 10 of Chapter 22.52
 - 2. That placement of such signs shall not constitute a potential hazard to pedestrian or vehicular traffic, or be placed in any area where the erection of buildings or structures is prohibited;
 - 3. That such signs shall not be placed within a public right-of-way; and
 - 4. That an official site-approval card shall be visibly attached to the sign during its placement at the approved location.
- B. No person shall place or grant permission to place a portable outdoor advertising sign unless a site plan approval has been obtained and an official site-approval card is displayed on such sign or trailer. Placement of a portable outdoor advertising sign in violation of this provision shall cause such sign to be deemed a public nuisance.

(Ord. 2004-0016 § 5, 2004; Ord. 1494 Ch. 7 Art. 7 § 707.7, 1927.)

22.52.860 Business signs—In agricultural and special purpose zones.

Business signs are permitted in Zones A-1, A-2, A-2-H, O-S, SR-D, P-R, B-1, A-C and W subject to the following restrictions:

- A. Area Permitted.
 - 1. In Zones A-1, A-2, A-2-H, O-S and W, one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land.
 - 2. In Zones SR-D, P-R and B-1, two business signs, each not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted per lot or parcel of land.
 - 3. In Zone A-C, one business sign not to exceed six square feet in sign area or 12 square feet in total sign area shall be permitted per lot or parcel of land.
- B. Height Permitted.
 - 1. Freestanding business signs shall not exceed a maximum height of 15 feet, measured vertically from ground level at the base of the sign.
 - 2. Wall and projecting business signs shall not extend more than one-third of the height of such signs, or three feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall.

3. a. Roof business signs shall not exceed the following maximum heights:
 - i. In Zones A-1, A-2, A-2-H and A-C, five feet; and
 - ii. In Zones SR-D and P-R, seven feet.
 - b. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.
 - c. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.
- C. Location of Signs.
1. Freestanding business signs shall not:
 - a. Be placed on any property nearer than 25 feet to a lot line, other than one adjoining a street or highway;
 - b. Be placed within a required front or corner side yard nearer than 10 feet to the highway line of the adjacent street, highway or parkway.
 2. No projecting business sign shall be placed on any building nearer to the corner of such building than a distance equal to 25 percent of the length of such building wall.
- D. Projection Permitted.
1. Wall business signs shall not project more than 18 inches from the building to which they are attached.
 2. Freestanding business signs shall not project over the roof of any building or structure.
 3. Freestanding, roof and projecting business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.
- E. Movement. Signs shall not rotate, move or simulate motion in any way.
- F. Lighting. Signs may be internally or externally lighted provided:
1. That in Zones A-1, A-2, A-2-H, O-S or P-R, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts; and
 2. That in Zone A-C, exposed lamps or light bulbs are prohibited.
 3. That any continuous or sequential flashing operation is prohibited.
- G. Sign Content. In Zone B-1, such signs may relate to business uses in an adjoining zone located on the same lot or parcel of land.
- H. Alternative Signing.
1. Where a zone boundary divides a lot or parcel of land so that:
 - a. A P-R or B-1 Zone separates commercial or industrial property from a street or highway upon which said property would otherwise front, such P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for purposes of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; and/or
 - b. A P-R or B-1 Zone and a commercial or industrial zone front on the same street or highway, said P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for the purpose of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; provided, however, that such sign or signs shall not be erected in the P-R or B-1 Zone.
 2. In all such instances, the signing permitted by this subsection H shall be in lieu of the signing permitted in the P-R or B-1 Zone by this section.

(Ord. 83-0044 § 4 (part), 1983; Ord. 820249 § 7, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.8, 1927.)

22.52.870 Business signs—In commercial and industrial zones.

Business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, R-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3 and M-4, subject to the restrictions set out in Sections 22.52.880 through 22.52.920 of this Part 10.

(Ord. 1494 Ch. 7 Art. 7 § 707.9, (part), 1927.)

22.52.880 Wall business signs.

A. Area Permitted.

1. Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway shall be permitted:
 - a. In Zones C-H, C-1 and R-R a maximum of two square feet of wall sign area for each one linear foot of building frontage; and
 - b. In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3 and M-4, a maximum of three square feet of wall sign area for each one linear foot of building frontage.
2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.
3. A ground-floor business establishment having entrances intended for and regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this section, an average of the permitted sign areas shall be used in computation.
4. Any building containing business establishments which front only on an interior mall having a limited number of entrances, shall be considered a single establishment for the purpose of computing the wall sign area permitted on the exterior walls of such building.
5. In all cases, permitted sign area shall be used only on the side of the building for which it was calculated.
6. In all listed zones, each ground-floor business establishment shall be permitted a minimum sign area of 20 square feet for each building frontage.
7. In all listed zones, each business establishment located on the second floor and facing the street or highway shall be permitted a maximum of 10 square feet of sign area.
8. In all listed zones, each business establishment located on the ground or second floor having no building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway.

B. Steep Sloping Roofs. That portion of any actual or false roof varying 45 degrees or less from a vertical plane may be considered an extension of the building wall for the purpose of wall business-sign placement.

C. Height Permitted. Wall business signs shall not extend above:

1. The highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane; or
2. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

3. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line approximately parallel to the existing eave line is established for at least 80 percent of the building frontage.
 - D. Projection Permitted. Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached.
 - E. Lighting. Wall business signs may be internally or externally lighted.
- (Ord. 1494 Ch. 7 Art. 7 § 707.9(A), 1927.)

22.52.890 Roof and freestanding business signs.

- A. Frontage. Roof and freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more. Such signs shall also be permitted as provided in subsection H of this section.
 - B. Area Permitted.
 1. a. Except as otherwise provided in this section, the maximum roof and freestanding business sign area that shall be permitted for each street or highway frontage or for each combination of frontages considered to be a single frontage under either subsection H1 or H2 is:
 - i. In Zones C-H, C-1 and R-R, 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
 - ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1 1/2, and M-2 1/2, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
 - b. Where the locational requirements of this section permit additional freestanding or roof business signs on the same frontage, sign area allocated for each sign may be in any proportion, provided that the sum does not exceed the maximum permitted sign area established herein for a specific frontage or combination of frontages, and that they conform to all other requirements of this section.
 2. If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.
 3. Except for freeway-oriented signs as otherwise provided in this section, permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or combination of street or highway frontages from which said permitted area has been calculated.
- C. Height Permitted.
 1. In Zones C-H, C-1 and R-R:
 - a. No freestanding business sign shall exceed a maximum height of 30 feet, measured vertically from ground level at the base of the sign; and
 - b. No roof business sign shall exceed a maximum height of 15 feet, measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.
 2. a. In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2:
 - i. No freestanding business sign shall exceed a maximum height of 30 feet plus one additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign.
 - ii. No roof business sign shall exceed a height above the highest point of the

roof directly under the sign, exclusive of parapet walls or penthouse structures, equal to the height of the building at that point measured from ground level, but in no case shall the height of the sign exceed 25 feet above the roof at that point.

- b. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

D. Location of Signs.

1. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.
2. In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.
3. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each one square foot of the largest sign's computed sign area in excess of 25 square feet to a maximum of 200 feet.
4. In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

E. Projection.

1. Freestanding business signs shall not project over the roof of any building or structure more than one-third of their length.
2. Roof and freestanding business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

F. Movement. One rotating or revolving freestanding business sign is permitted per premises, provided that:

1. Such sign may not rotate at a rate of more than six revolutions per minute; and
2. A premises having such a sign may have no other freestanding or roof signs.
3. The permitted area of such sign shall be:
 - a. In Zones C-1, C-H and R-R, 50 square feet plus one-eighth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet; and
 - b. In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, 150 square feet plus three-eighths' square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
 - c. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

G. Lighting. Roof and freestanding business signs may be internally or externally lighted.

H. Exceptions.

1. If a lot or parcel of land is a corner lot, the distances of any two intersecting street or highway frontages may be combined and considered as a single frontage for the purpose of erecting and/or maintaining a roof or freestanding business sign adjacent to

the corner formed by the intersecting street or highway frontages, provided that:

- a. The total combined distance of the two street or highway frontages is 100 feet or more; and
 - b. Where the locational requirements of this section permit additional freestanding or roof signs on the combined frontage, the sum of the sign areas of all freestanding and roof signs intended to be viewed from each street or highway frontage so combined shall not exceed the maximum permitted sign area established for each such frontage if considered separately; and
 - c. No street or highway frontage shall be used in combination as described herein more than once; and
 - d. All street or highway frontages not used in combination as described herein shall be considered a separate frontage for purposes of computation; and
 - e. Such sign or signs comply with all area, height, projection, movement and locational requirements established elsewhere in this Title 22
2. If any application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, the street or highway frontages of two or more contiguous lots or parcels of land may be combined and considered as a single frontage for the purpose of jointly erecting and/or maintaining one roof or one freestanding business sign, provided that:
- a. The combined street or highway frontage is 100 feet or more; and
 - b. Such lots or parcels of land share a common street or highway frontage; and
 - c. Such sign complies with all area, height, projection, movement and locational requirements established elsewhere in this Title 22; and
 - d. If one such lot is a corner lot, only frontage along the street or highway common to all lots or parcels of land so combined shall be used in these computations and all other frontages shall be considered separately.
3. a. If an application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, one freestanding sign may be erected and/or maintained on a lot or parcel of land having less than 100 feet of continuous street or highway frontage, provided that the director, in approving any such application, shall make the following findings in addition to those specified in Section 22.56.1690
- i. That no roof or freestanding business sign currently exists on the subject property; and
 - ii. That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous properties in order to comply with the minimum frontage requirement pursuant to subsection B1 of Section 22.52.860; and
 - iii. That surrounding buildings, structures or topographical features would substantially obstruct the visibility of a projecting or wall sign as permitted by Part 10 of Chapter 22.52 for a distance of 100 feet on one or both sides of such sign, measured along the centerline of the street or highway upon which such property fronts; and
 - iv. That the requested sign is necessary for the effective identification of business located on said premises; and
 - v. That the requested sign will not obscure or significantly detract from

- existing legal signing located on surrounding properties; and
 - vi. That the requested sign does not constitute a detriment to public health, safety and welfare; and
 - vii. That the requested sign is in compliance with all other provisions of this Title 22
- b. If the obstruction referred to in subsection 3 a iii of this section is a nonconforming sign, the director shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by this Title 22 for removal of the nonconforming sign. Such date for removal shall not be extended except in the instance where the amortization period for said nonconforming sign has been extended by the approval of an application for nonconforming use and structure review. In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.
- c. The maximum permitted area of such sign shall be in the following ratio:
- i. In Zones C-H, C-1 and R-R, one-half square foot of sign area for each one foot of street or highway frontage; and
 - ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1 1/2 and M-2 1/2, one and one-half square feet of sign for each one foot of street or highway frontage; and
 - iii. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.
4. If an application for director's review, including a site plan and an architectural sketch of the proposed sign or signs, is submitted to the director as provided in Part 12 of Chapter 22.56, the director may approve one or more of the following modifications for freeway-oriented business signs which are located within 660 feet of the edge of the right-of-way of a freeway, measured horizontally along a line normal or perpendicular to the center of such freeway, and within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained:
- a. Modification of the permitted height of one such freestanding or roof business sign per lot or parcel of land to a maximum height of 60 feet, provided the director in approving such modification shall make the following finding in addition to those specified in Section 22.56.1690
- i. That such sign would otherwise not be visible at a lesser height for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises, or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.
- b. Location of one such freestanding business sign per lot or parcel of land to within five feet of an interior lot line and to within 25 feet of a roof business sign or another freestanding business sign on the same or adjoining properties, provided that the director in approving any such modification shall make the following findings in addition to those specified in Section 22.56.1690
- i. That such sign is at least 50 feet from any lot line adjoining a street or highway or 25 feet from a residential zone; and
 - ii. That all other freestanding and/or roof business signs shall be oriented toward the street or highway frontages from which their permitted areas are calculated; and
 - iii. That the sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted on

all street or highway frontages of such lot or parcel of land.
(Ord. 1494 Ch. 7 Art. 7 § 707.9(B), 1927.)

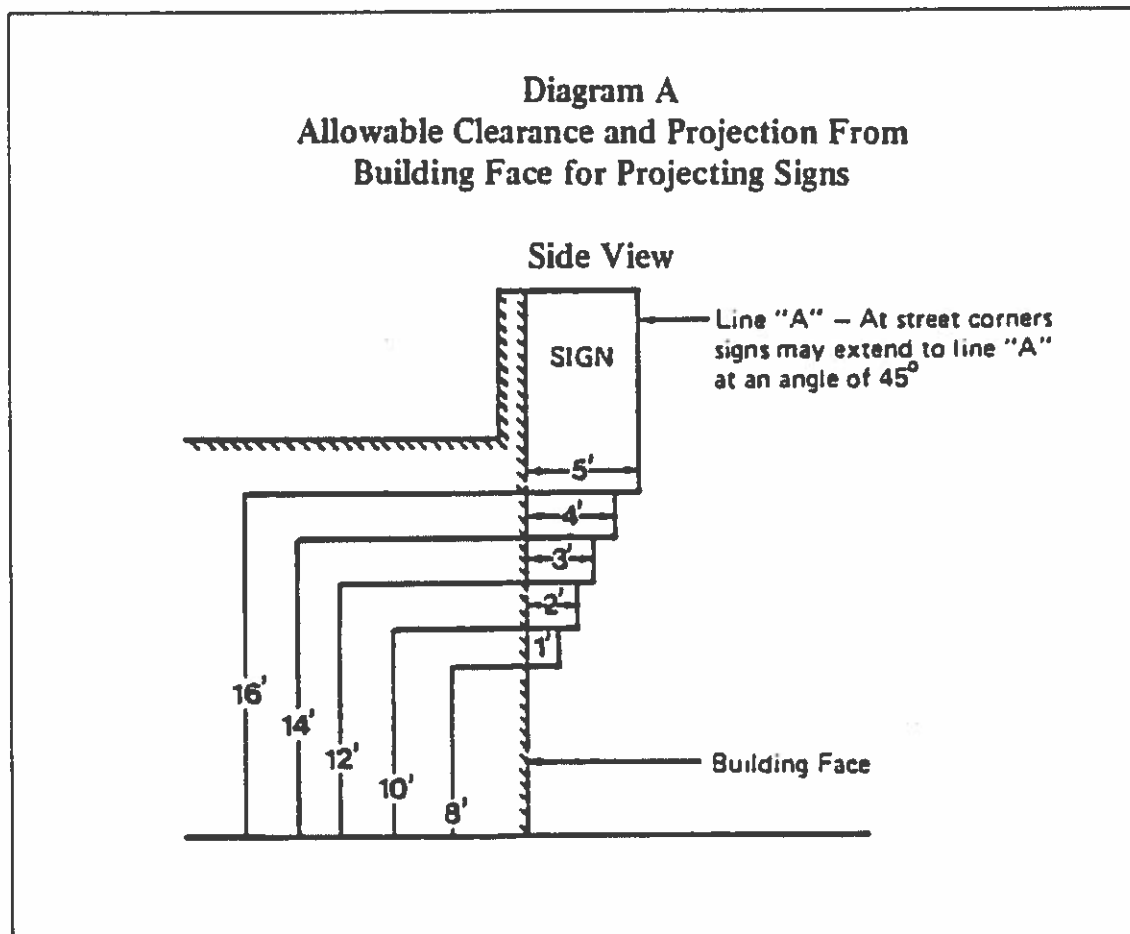
22.52.900 Projecting business signs.

A. Area Permitted.

1. Each ground-floor business may substitute projecting business sign area for wall sign area on the basis of one-half square foot of permitted projecting sign area for each one square foot of permitted wall sign area. There shall be a corresponding reduction in the permitted area for wall signs.
2. If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.
3. Permitted sign area shall be used only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in the permitted projecting business sign area of both frontages.

B. Height Permitted. Projecting business signs shall not extend above:

1. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

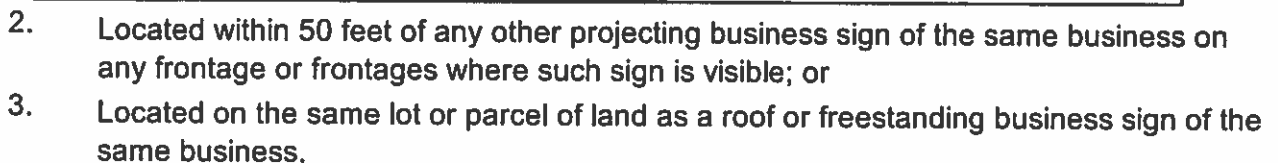


2. The lowest point of a sloping roof, except that such sign may extend four feet above the

C. Projection Permitted.

- D. **Movement.** Projecting business signs shall not rotate, move or simulate motion in any way.

1. Located on any building nearer to another business establishment located in the same building, or in a separate building if separated by less than 25 feet, than a distance equal to 25 percent of the length of such business establishment; or



22.52.910 Incidental business signs.

- A. Each business establishment shall be permitted incidental business signs, provided:
1. That such signs are wall signs or are attached to an existing freestanding sign structure; and
 2. That such signs do not exceed three feet in sign area or six square feet in total sign area; and
 3. That the sum of the sign areas of all such signs does not exceed 10 square feet.

- B. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
- C. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920
(Ord. 1494 Ch. 7 Art. 7 § 707.9 (D), 1927.)

22.52.920 Temporary window signs.

Each business establishment shall be permitted temporary window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict signs utilized as part of a window display of merchandise when such signs are incorporated within such display and located not less than one foot from such windows.

(Ord. 1494 Ch. 7 Art. 7 § 707.9(E), 1927.)

22.52.930 Building identification signs.

Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

- A. Area Permitted.
 - 1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted sign, not to exceed one square foot in sign area, shall be permitted per principal use.
 - 2. In Zones R-3 and R-4, one wall-mounted sign, not to exceed six square feet in sign area, shall be permitted per principal use.
 - 3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4, SR-D, P-R and W, one wall-mounted sign shall be permitted per principal use provided:
 - a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or
 - b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.
 - 4. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920 of this Part 10.
- B. Height Permitted. Such signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
- C. Lighting. Such signs may be internally or externally lighted, provided:
 - 1. That any continuous or sequential flashing operation is prohibited; and
 - 2. That in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;
 - 3. That in Zone A-C exposed lamps or light bulbs are prohibited.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 8, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.10, 1927.)

22.52.940 Temporary real estate signs.

Temporary real estate signs are permitted in all zones subject to the following restrictions:

- A. Area Permitted.

1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:
 - a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and
 - b. That such sign does not exceed 32 feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.
2. In Zones R-3, R-4, SR-D and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:
 - a. That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and
 - b. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.
3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:
 - a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and
 - b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet, to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
2. Freestanding real estate signs shall not exceed the following maximum heights:
 - a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, eight feet measured vertically from ground level at the base of the sign; and
 - b. In Zones C-H, C-R, C-1, C-2, C-3, C-M, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1, 16 feet measured vertically from ground level at the base of the sign.

C. Location of Signs.

1. Freestanding real estate signs may be placed in required front yards, provided such signs are located not less than 10 feet from the highway line.
2. Freestanding real estate signs shall not be placed nearer to a lot line, other than one adjoining a street or highway, than 10 feet.

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R, SR-D, P-R and W shall be unlighted.
2. Signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1 may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All real estate signs shall be removed from the premises within 30 days after the property has been rented, leased or sold.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 9, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.11, 1927.)

22.52.950 Temporary construction signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

A. Area Permitted.

1. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:
 - a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and
 - b. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.
2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:
 - a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and
 - b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
2. Freestanding construction signs shall not exceed the following maximum heights:
 - a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, eight feet measured vertically from the base of the sign; and
 - b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D, 16 feet measured vertically from the base of the sign.

C. Location of Signs.

1. Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process of removal.

D. Lighting.

1. Construction signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C and O-S shall be unlighted.
2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 10, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.12, 1927.)

22.52.960 Directional and/or informational signs.

Free standing or wall-mounted directional and/or informational signs are permitted in Zones A-1, A-2, A-C, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, P-R and SR-D, subject to the following restrictions:

A. Director's Review. In Zones A-1, A-2, A-C, O-S, R-R and W, site plans shall be submitted to

and approved by the director, as provided in Part 12 of Chapter 22.56, prior to the placement of directional and/or informational signs. In addition to the findings required by Section 22.56.1690, approval of such signs shall be contingent upon the additional finding that the geographic location of, or access route to the use identified creates a need for directional and/or information signs not satisfied by other signs permitted by this Title 22

- B. Area Permitted. Directional and/or informational signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.
- C. Heights Permitted.
 - 1. Wall-mounted directional and/or informational signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
 - 2. Freestanding directional and/or informational signs shall not exceed the following maximum heights:
 - a. In Zones A-1, A-2, A-C, O-S, R-R and W, six feet measured vertically from the base of the sign; and
 - b. In all other permitted zones, 12 feet measured vertically from the base of the sign.
- D. Location of Signs.
 - 1. In Zones A-1, A-2, A-C, O-S, R-R and W directional and/or informational signs may be located on-site and off-site, provided that where located within a front or corner side yard, such sign shall not be nearer than 10 feet to any street or highway upon which the property fronts; and
 - 2. In all other permitted zones such signs shall be located on-site.
- E. Lighting. Directional and/or informational signs may be internally or externally lighted, provided:
 - 1. That any continuous or sequential flashing operation is prohibited; and
 - 2. That in Zones A-1, A-2, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;
 - 3. That in Zone A-C, exposed lamps or light bulbs are prohibited.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 11, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.13, 1927.)

22.52.970 Special-purpose signs.

The following special purpose signs are permitted as provided in this section:

- A. Community Identification Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:
 - 1. Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.
 - 2. Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.
 - 3. Lighting. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
 - 4. Design. Such signs will be architecturally related to the area in which they are located.
- B. Civic Organization Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding civic organization signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1. Area Permitted. Such signs shall not exceed 50 square feet in sign area or 100 square feet in total sign area.
 2. Height Permitted. Such signs shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.
 3. Lighting. Such signs shall be unlighted.
 4. Design. Such signs shall be architecturally related to the area in which they are located.
- C. Bulletin or Special-event Signs. One freestanding or wall-mounted bulletin or special-event sign may be erected and maintained on each lot or parcel of land in any zone developed for a publicly owned, charitable, religious or educational institution subject to the following restrictions:
1. Area Permitted. Such sign shall not exceed 50 square feet in sign area or 100 square feet in total sign area.
 2. Height Permitted.
 - a. A wall-mounted sign shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
 - b. A freestanding sign shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.
 3. Location of Sign. A freestanding sign shall not be located nearer than 25 feet to a lot line which does not adjoin a street or highway.
 4. Lighting. Such sign may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.
 5. Design. Such sign shall be architecturally related to the structure to which it is appurtenant.
- D. Fuel Pricing Signs. Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale, subject to the following restrictions:
1. Types of Signs. Such signs shall be separate freestanding signs, panels mounted to freestanding sign structures, or combined freestanding business and fuel pricing signs.
 2. Area Permitted.
 - a. One sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted for each street or highway frontage.
 - b. If said business is located on a corner, one sign, not to exceed 30 square feet in sign area or 120 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.
 - c. The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the sum of the permitted areas per sign face of the two merging signs. Nor shall the business portion of said sign exceed the area per sign face that would be permitted a business sign were it erected separately.
 3. Height Permitted.
 - a. No separate freestanding sign shall exceed 15 feet in height at a corner or 5 feet in height elsewhere. Such height shall be measured vertically from the base of the sign.
 - b. No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.52.880 through 22.52.920 of this Part 10.

4. Location of Sign. No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.
5. Lighting. Such signs may be internally or externally lighted.

E. Public Transportation Signs. If a permit is approved by the road commissioner in accordance with Title 16 of this code, public transportation signs are permitted in any zone, subject to the following conditions:

1. Area Permitted. Such signs shall not exceed 24 square feet in sign area or 48 square feet in total sign area.
2. Height Permitted. Such signs shall not exceed a maximum height of seven feet, measured vertically from the ground directly below the sign.
3. Lighting. Such signs may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.
4. Design. Such signs shall be approved by the road commissioner.
5. Location. No more than two such signs shall be placed at one location and shall not be erected or maintained within 100 feet of any other such sign or signs located on the same side of the street or highway. The location of all such signs shall be approved by the road commissioner, who shall ensure that their placement will not impair the safety or visibility of motorists, bicyclists, pedestrians and others using public streets and highways.

(Ord. 83-0028 § 3, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.14, 1927.)

22.52.980 Temporary subdivision sales, entry and special-feature signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

A. Subdivision Sales Signs.

1. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:
 - a. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less; and
 - b. That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and
 - c. That such sign does not exceed 96 square feet in sign area plus in additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.
2. Height Permitted.
 - a. Subdivision sales signs shall not exceed the following maximum heights:
 - i. Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less; and
 - ii. 16 feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.
 - b. Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted, The director may modify this

requirement pursuant to the provisions of Part 12 of Chapter 22.56

3. Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.
4. Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
5. Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first. Any structure used for such purpose shall, at the end of such three-year period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.
6. Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

B. Subdivision Entry and Special-feature Signs.

1. Director's Review. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, the following related signs may be permitted in any subdivision qualifying for subdivision sales signs:
 - a. Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivision; and
 - b. Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.
2. Area Permitted.
 - a. Subdivision entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.
 - b. Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.
3. Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.
4. Lighting. Subdivision entry and special-feature signs shall be unlighted.
5. Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.
6. Time Limit. Subdivision entry and special-feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

- C. "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.**

(Ord. 1494 Ch. 7 Art. 7 § 707.15, 1927.)

22.52.990 Prohibited signs designated.

The following signs shall be prohibited in all zones:

A. Signs which contain or utilize:

1. Any exposed incandescent lamp with a rated wattage in excess of 40 watts;
2. Any exposed incandescent lamp with an internal metallic reflector;
3. Any exposed incandescent lamp with an external metallic reflector;
4. Any revolving beacon light;
5. Any continuous or sequential flashing operation, other than signs displaying time of day,

- atmospheric temperature or having programmable electronic messages, in which:
 - a. More than one-third of the lights are turned on or off at one time, or
 - b. The operation is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;
- 6. Any system for display of time of day, atmospheric temperature or programmable electronic messages in which:
 - a. The proposed display has any illumination which is in continuous motion or which appears to be continuous motion, or
 - b. The message is changed at a rate faster than one message every four seconds, or
 - c. The interval between messages is less than one second, or
 - d. The intensity of illumination changes, or
 - e. The display is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;
- B. Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;
- C. Signs advertising or displaying any unlawful act, business or purpose;
- D. Devices dispensing bubbles and free-floating particles of matter;
- E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs specifically permitted by this Part 10;
- F. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - 1. National, state, local governmental, institutional or corporate flags, properly displayed,
 - 2. Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year;
- G. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;
- H. Signs emitting or amplifying sounds for the purpose of attracting attention;
- I. Portable signs, except as otherwise specifically permitted by this Title 22
- J. Temporary signs, except as otherwise specifically permitted by this Title 22

(Ord. 83-0028 § 4, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.3, 1927.)

